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This document prepared by:

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Doc#: 1917706047 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 06/26/2019 10:00 AM Pg: 1 of 3

Dec ID 20190601611686

ST/CO Stamp 1-932-357-728 ST Tax \$815.00 CO Tax \$407.50

City Stamp 0-844-148-832 City Tax: \$8,557.50

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13-36-330-025-0000

(Parcel Identification Number)

**AFFECTS THIS PROPERTY
AND OTHER PROPERTY**

FIRST AMERICAN TITLE

FILE # 2978593

WARRANTY DEED

THE GRANTOR EVAN T. WILLIAMS AND NUBIA B. WILLMAN, HUSBAND AND WIFE, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto LAURA ZORNER AND RYAN* DUFFY, HUSBAND AND WIFE, not as tenants in common or as joint tenants, but rather as TENANTS BY THE ENTIRETY with rights of survivorship, hereinafter "Grantee", with a current address of _____, the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

*W.

**THE SOUTH 1/2 OF LOT 6 IN BLOCK 15 IN HANSBROUGH AND HASS
SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 36,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.**

COMMONLY KNOWN AS 1638 N MOZART STREET, CHICAGO, IL 60647.

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

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WITNESS Grantor's hand this 5th day of JUNE, 2019.

Evan T. Williams

Grantor: EVAN T. WILLIAMS

STATE OF Minnesota
COUNTY OF Hennepin

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT EVAN T. WILLIAMS, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered this instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 5th day of JUNE, 2019.

Katherine Kimme Pedersen
Notary Public



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WITNESS Grantor's hand this 6th day of JUNE, 2019.

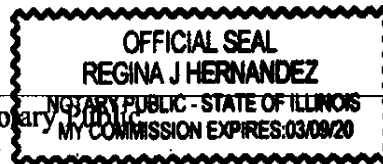

Grantor: NUBIA B. WILLMAN

STATE OF ILLINOIS

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT NUBIA B. WILLMAN, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered this instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 6th day of JUNE, 2019.



MAIL DEED, AFTER RECORDING, TO:

David Frank Attorney at Law

1211 Landwehr Rd.

Northbrook, IL 60062

SEND FUTURE TAX BILLS TO:

Ryan Duffy

1638 N. Mozart Street

Chicago, IL 60647